

METROPOLITAN KING COUNTY COUNCIL  
NOTICE OF PUBLIC HEARING  
Proposed Ordinance 2018-0241.2

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Metropolitan King County Council, Room 1001, King County Courthouse, Seattle, Washington, on the 12th day of June, 2019 at 10:30 a.m., to consider adoption of a Proposed Ordinance relating to development regulations for wineries, breweries and distilleries for unincorporated King County. Following the public hearing, the Council may take action on the Proposed Ordinance.

Summary of Legislation:

Proposed Ordinance 2018-0241 would modify the regulations for wineries, breweries and distilleries by:

- Establishing a business license requirement for wineries, breweries, distilleries, cideries, remote tasting rooms, and nonconforming home occupation and home industries.
- Establishing new definitions for remote tasting room; winery, brewery, distillery (WBD) facility I, II and III; WBD facility I interim use permit.
- Adding WBD I as a residential accessory use in the Residential Land Use Table. This use would be allowed in the Rural Area zones, either outright or with a conditional use permit, and subject to development conditions.
- Adding WBD I interim use permit as a residential accessory use in the Residential Land Use Table. This use would be allowed in the Agriculture zone, subject to development conditions, for five years from the effective date of the ordinance, and for up to five years from initial approval.
- Adding remote tasting room as a permitted use in the Retail Land Use Table. This use would be allowed in the Regional Business and Community Business zones, subject to development conditions.
- Classifying WBD II on the Manufacturing Land Use Table. This use would be allowed in the Agriculture, Rural Area, Neighborhood Business, Community Business, Regional Business and Industrial zones, either outright or with a conditional use permit, and subject to development conditions.
- Classifying WBD III on the Manufacturing Land Use Table. This use would be allowed in the Agriculture, Rural Area, Neighborhood Business, Community Business, Regional Business and Industrial zones, with a conditional use permit, subject to development conditions.
- The development conditions for the above uses address: minimum lot sizes, maximum building sizes, parameters for on-site sales and tasting, water connection, access requirements, product content, production requirements, facility location on agricultural lands, maximum parking, and setbacks from Rural Area and Residential zones.
- Adding a minimum parking ratio for remote tasting rooms.
- Modifying the minimum parking ratio for WBD II and III.
- Prohibiting WBD facilities and remote tasting room uses as home occupations and home industries, and providing a timeline for existing home based businesses to be considered legally nonconforming.
- Establishing criteria for when a WBD or remote tasting room special event requires a temporary use permit.
- Establishing limitations on the number and size of special events for WBD facilities in the Agriculture and Rural Area zones.
- Establishing a remote tasting room demonstration project, within a Rural Area zoned area near the Woodinville city limits, the Community Business zone in the Vashon Rural Town and the Community Business zone in the Fall City Rural Town.
- Establishing a special event demonstration project, within a Rural Area zoned area south of the Woodinville city limits.
- Establishing specific citation penalties for WBD facilities and remote tasting rooms.
- Requiring a follow up report from the County Executive to analyze the efficacy of the regulations.
- Repeals existing definition of winery, removes outdated cross-references to the previously existing regulations, and makes technical edits.

Final Consideration:

In addition to the proposed amendments contained in the Proposed Ordinance, Councilmembers may offer additional amendments for consideration by the Council. As a result, persons interested in any of the issues raised in the Proposed Ordinances should make their views known at the public hearing on June 12, 2019. Amendments that may be considered for adoption by the Council on June 12, 2019 or thereafter include, but are not necessarily limited to:

- Modifying Property Specific Condition VS-P29: Vashon Town Plan - Restricted Uses for CB Zoned Properties (<https://www.kingcounty.gov/depts/local-services/permits/property-research-maps/property-specific-development-conditions/Psuffix/Vashon/VS-P29.aspx>) and Special District Overlay SO-260: Fall City Business District SDO (<https://www.kingcounty.gov/depts/local-services/permits/property-research-maps/property-specific-development-conditions/SDO/SO-260.aspx>) to allow remote tasting rooms consistent with the allowances for other Community Business zoned properties in unincorporated King County. Removing the Vashon Rural Town and Fall City Rural Town from the remote tasting room demonstration project.
- Modifying the requirements for water connections for WBD III.
- Reviewing and modifying the regulations based on the purpose and requirements of Special District SO-120: Agricultural Production Buffer SDO (<https://www.kingcounty.gov/depts/local-services/permits/property-research-maps/property-specific-development-conditions/SDO/SO-120.aspx>).
- Modifying the development conditions regarding access, setbacks and minimum lot size for Vashon-Maury Island.
- Modifying the development conditions for WBD facilities in the Agriculture zones.
- Establishing a demonstration project in the Agriculture zone.
- Reviewing and modifying the regulations for consistency with salmon recovery plans.
- Modifying the allowance for underground storage for WBD III.

For more information:

The complete text of the Proposed Ordinances are available, and will be mailed to you, upon request to the Clerk of the Council, Room 1200, King County Courthouse, 516 Third Avenue, Seattle, WA 98104, telephone 206-477-1020.

Proposed Ordinance 2018-0241 is available on the County's website at

<https://mkcclegisearch.kingcounty.gov/LegislationDetail.aspx?ID=3488987&GUID=C06F6D4A-A59E-422E-AF8B-AF39AD24762B&Options=ID|Text|&Search=2018-0241>. You may also view this notice at the Clerk's page at [http://www.kingcounty.gov/council/clerk/ordinances\\_advertised.aspx](http://www.kingcounty.gov/council/clerk/ordinances_advertised.aspx).

This notice is given in accordance with the provisions of RCW 36.32.120(7) and provides for the violation of the provisions thereof.

DATED at Seattle, Washington this 8th day of May, 2019.

METROPOLITAN KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

Melani Pedroza  
Clerk of the Council